

METES AND BOUNDS
 1/4 ACRE PARCEL
 LOCATED IN THE
 HIGSBY SURVEY,
 ABSTRACT 222,
 BRAZORIA COUNTY, TEXAS

Being a 1.00 acre parcel of land situated in the HIGSBY Survey, Abstract 222, Brazoria County, Texas being Lot 4 of Greenway Manor (unrecorded) and being the same property as described in deed recorded in Brazoria County Clerk's File 19800241, with the basis of bearings being said deed, and being more particularly described as follows:

BEGINNING at a point for corner in the southeast corner of County Road 166 (R.O.W. Vicinity) for the southeast corner of Lot 3, as recorded in B.C.C.F. 1980012306, from which the south corner of Lot 3 and the north corner of Lot 4 of County Road 166 and County Road 292 bear North 47°02'00" West, a distance of 145.87 feet, and marking the south corner of the herein described parcel;

THENCE, South 17°02'00" East, a distance of 145.87 feet along the southeast line of County Road 166 to a point for corner for the north corner of the called 1.00 acre herein described parcel;

THENCE, South 43°09'00" West, along the southwestern line of Lot 5, passing at a distance of 289.60 feet a 1/2" iron rod set with plastic cap for reference in the southwest corner of County Road 166, and continuing for a total distance of 298.60 feet to a 1/2" iron rod set with plastic cap in the northeastern line of Lot 4 as recorded in B.C.C.F. 2014031194 for the west corner of Lot 5, and marking the south corner of the herein described parcel;

THENCE, North 47°02'00" West, a distance of 145.87 feet along the northeastern line of Lot 4 to a 1/2" iron rod set with plastic cap for the south corner of Lot 3, and marking the west corner of the herein described parcel;

THENCE, North 43°09'00" East, along the southeastern line of Lot 4, passing at a distance of 290.50 feet a 1/2" iron rod set with plastic cap for reference in the southwest corner of County Road 166, and continuing a total distance of 298.60 feet back to the POINT OF BEGINNING and containing 1.00 acre of land.

LEGEND

- These standard symbols will be found in the drawing.
- BOUNDARY LINE
 - CHAINLINK FENCE
 - OVERHEAD ELECTRIC
 - SET 1/2" IRON ROD
 - UNABLE TO SET
 - FOUND IRON ROD
 - ⊕ PROPERTY CORNER
 - ⊕ FOUND MAG NAIL
 - ⊕ ELECTRIC METER
 - AT & T BOX
 - ⊕ POWER POLE
 - CM CONTROL MONUMENT

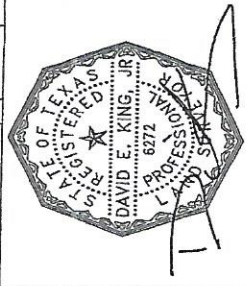


FLOOD INFORMATION
 FIRM: 48033C PANEL: Q305 H
 REV. DATE: 06/05/1989
 ZONE: X

FLOOD INFORMATION PROVIDED HEREON IS BASED ON SCALING THE LOCATION OF THE SUBJECT TRACT ON THE FLOOD INSURANCE RATE MAPS. THE INFORMATION SHOULD BE USED TO DETERMINE FLOOD INSURANCE RATES ONLY AND IS NOT INTENDED TO IDENTIFY SPECIFIC FLOODING CONDITIONS. WE ARE NOT RESPONSIBLE FOR THE FIRM'S ACCURACY.

LAND TITLE SURVEY

JOB NO.:	1708000146 NO.	REVISION	DATE
DATE:	08/18/17		
DRAWN BY:	M/JM	DEK	
APPROVED BY:			

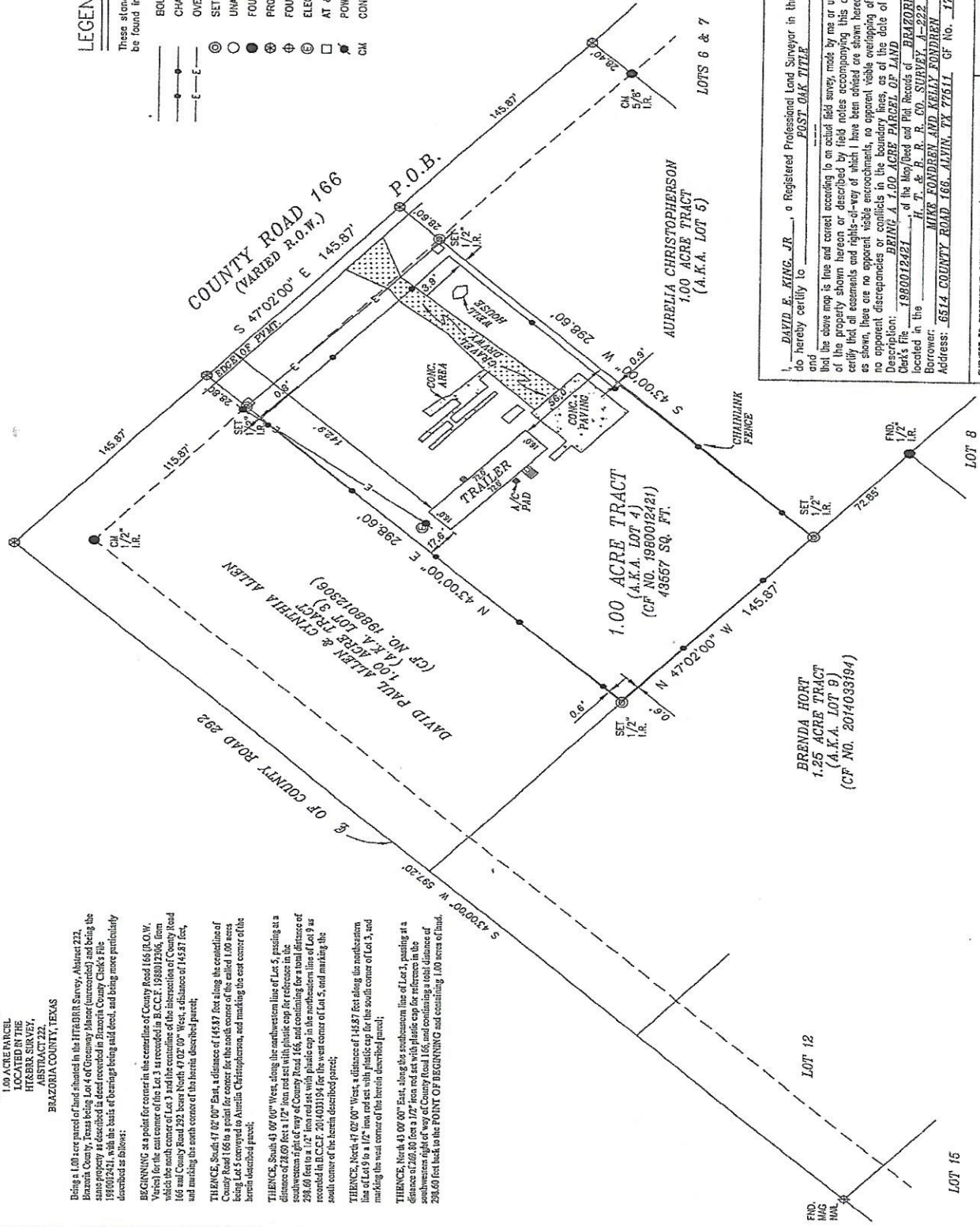


FIRM REGISTRATION NO. 10194330
 DAVID E. KING, JR., R.P.L.S.
 Registered Professional Land Surveyor
 Registration No. 6272
 COPYRIGHT ALL RIGHTS RESERVED TO OVERLAND CONSORTIUM INC.

I, DAVID E. KING, JR., a Registered Professional Land Surveyor in the State of Texas, do hereby certify to POST-OAK TITLE that the above map is true and correct according to an actual field survey, made by me or under my supervision, of the property shown hereon or described by field notes accompanying this drawing. I further certify that all easements and rights-of-way of which I have been advised are shown hereon and that, except as shown, there are no apparent visible encroachments, no apparent visible overlapping of improvements and no apparent discrepancies or conflicts in the boundary lines, as of the date of the field survey. Description: BEING A 1.00 ACRE PARCEL OF LAND recorded in Clark's file 1880012421, of the Map/Book and Plat Records of BRAZORIA County, Texas, located in the H. T. & P. R. CO. SURVEY, A-222 Borrower: MINE FONDREY AND KELLY FONDREY Address: 6514 COUNTY ROAD 166, ALVIN, TX 77611 OF No. 17-100143-01

Overland Consortium Inc. Surveyors
 Tel: 281-940-8689 Fax: 281-207-6716
 5531 Monogrove Creek Ln., Sugar Land, Texas 77479

PROPERTY PHOTOGRAPH:
 SUBJECT TO RESTRICTIVE COVENANTS AND/OR EASEMENTS RECORDED IN VOLUME 1162, PAGE 12, DEED RECORDS, BRAZORIA COUNTY, TEXAS VOLUME 1164, PAGE 272, DEED RECORDS, BRAZORIA COUNTY, TEXAS VOLUME 1634, PAGE 89, DEED RECORDS, BRAZORIA COUNTY, TEXAS



SURVEYOR'S NOTE:
 THE PRELIMINARY RIGHT OF WAY AS RECORDED IN VOLUME 422, PAGE 277, VOLUME 746, PAGE 110, VOLUME 752, PAGE 489, DEED RECORDS, BRAZORIA COUNTY, TEXAS, DOES NOT APPEAR TO AFFECT THE SUBJECT PROPERTY, AND THERE IS NO EVIDENCE AS TO ITS LOCATION ON THE GROUND.
 THIS SURVEY IS BASED ON A TITLE COMMITMENT REPORT ISSUED BY FIRST TITLE INSURANCE COMPANY OF NO. 17-100143-01 ISSUED ON 08/11/2017.

David E. King, Jr.